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Estate Agents

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# Harris & Lee

Estate Agents

Helping you move with 100 years combined staff experience



*Purn Road*

*£397,500*

- \* *Stylish Detached Residence*
- \* *Westerly Enclosed Garden*
- \* *2 Double Bedrooms*
- \* *Garage & Parking*
- \* *Countryside & Coastal Views*
- \* *Desirable Location*



*114 High Street, Worle, BS22 6HD*

### Description

Such a rare opportunity to acquire property in this highly sought after elevated cul-de-sac position and even more so in this price category. Extensively improved and beautifully maintained, a unique stylish home, occupying a corner position with enclosed westerly facing garden, commanding wonderful far reaching views across countryside and coastline. An impressive westerly facing 20' living room has bi-folding doors and complements an L-shaped open plan 20' kitchen/dining room, providing lovely social and family space. The bathroom can be found on the ground floor and this has been re-styled incorporating both bath and shower facility. Both bedrooms on the first floor can be considered as 'doubles'. The mature, screened garden features a raised sun terrace to enjoy those views, dropping down to a contemporary patio seating area and ample lawn, a pergola leading through to a useful low maintenance section with garden shed and storage facility. A detached garage adjacent to the property is accompanied by ample off road parking opportunity too. A lifestyle choice, sure to tug at the heart strings, a lovely place to retire to, or perhaps a stylish home for young professionals. Early viewing is advised.

### Accommodation

#### Entrance

Replacement front entrance door with adjacent glazed side panel, opening to

**Entrance Hall** 14' 0" x 6' 5" (4.26m x 1.95m) including stairs to first floor. A bright and airy welcome with laminate flooring, radiator and smooth ceiling finish with inset spot lights and coving.

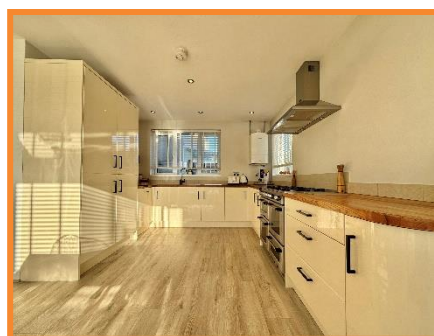
#### Downstairs Shower Room 9' 5" x 5' 6" (2.87m x 1.68m)

A re-styled room comprising panelled bath with central taps, separate shower with mains fed shower, deluge shower head and hand held fitting. Vanity unit/wash hand basin with cupboard below, low level WC. Tiling to floor and walls. Feature vertical radiator. Smooth ceiling finish with inset spot lights. 2 obscure double glazed windows.



#### Living Room 19' 10" x 12' 0" (6.04m x 3.65m)

maximum, including an extensive number of built-in shelves and low level cupboard storage solutions. Laminate flooring, smooth ceiling finish with coving. A dual aspect reception room with double glazed southerly facing window to front aspect, plus stylish bi-folding doors opening out onto a raised westerly facing sun terrace.





**Kitchen/Dining Room** 19' 10" x 13' 10" (6.04m x 4.21m) reducing to 10'10". A triple aspect room with open plan flexibility, affording plenty of natural light. Re-styled with a range of cream gloss wall and base units, complementing wooden work surfaces with inset sink and drainer. Telescopic mixer tap over. Space for 'Range' style cooker. Integrated dishwasher, fridge/freezer and washer dryer. 'Worcester' gas fired combination boiler. Laminate flooring, radiator and smooth ceiling finish with inset spot lights. The double glazed window to the front aspect offers partial southerly views.



#### First Floor Landing

Smooth ceiling finish with inset spot lights and access to loft space. Built-in cupboard. Useful eaves storage facility.

#### Bedroom 1

13' 10" x 11' 10" (4.21m x 3.60m)  
Smooth ceiling finish with inset spot lights. Radiator. Double glazed window to side aspect.



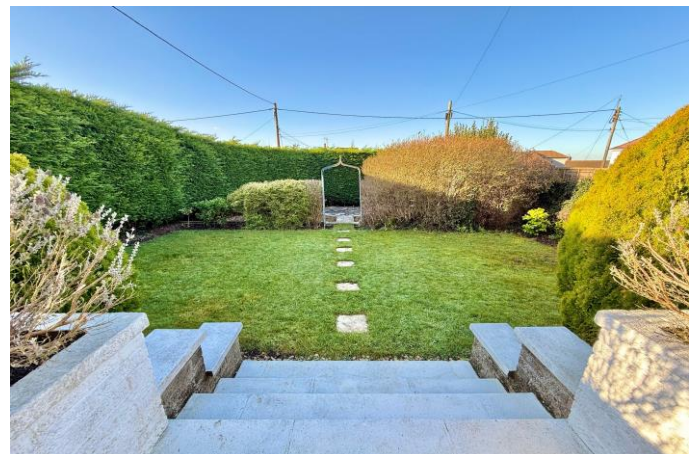
#### Bedroom 2

12' 0" x 11' 10" (3.65m x 3.60m)  
Smooth ceiling finish with inset spot lights. Radiator. Useful eaves storage facility. Double glazed southerly facing window to the side aspect enjoying far reaching westerly facing views across fields and countryside towards the Bristol Channel and coastline.



#### Outside

The property sits on a sweeping corner position with enclosed gardens to front and both side aspects. A double width block paved driveway provides off road parking, plus an adjacent area laid to gravel can accommodate another car if required. An up and over door leads into a detached single garage, measuring 15'9" x 8'6" approximately, there is power and light but this is presently not connected for use. The front garden is laid to stone chippings for ease of maintenance, complemented by raised planters with shrubs. There is useful space to the easterly side of the property, suitable as a small courtyard or storage facility perhaps. The main garden can be found to the westerly side of the house, divided into sections. A raised sun terrace is a particular feature, ideal for afternoon and evening sunshine and benefitting from lovely views. Steps descend to a contemporary patio/further seating area, ideal for barbecues. Further steps down to a generous area of lawn with stepping stones, with conifer screening and shrubs borders. Finally, a pergola leads through to a screened section laid to stone chippings and circular patio, with garden shed.





**View to Side**



### **Tenure**

Freehold, council tax band is 'E'.

### **Other Material Information**

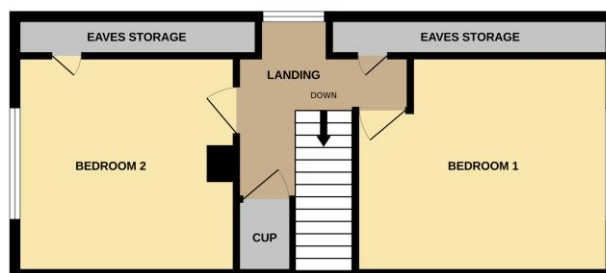
Gas central heating and double glazing. GOV.UK illustrates a very low risk of flooding from rivers and sea, and from surface water. Flooding unlikely from groundwater or reservoir. Fibre to cabinet broadband available with a download speed of up to 76mbps, source: Openreach. Virgin Media is available at this post code with download speeds of up to gig2.

**The energy rating for this property is 'C'.**

GROUND FLOOR  
625 sq.ft. (58.1 sq.m.) approx.



1ST FLOOR  
449 sq.ft. (41.7 sq.m.) approx.



Agents Note: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer of contract or part thereof. For your information, the agent has not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify they are in working order. A buyer is advised to obtain verification from the solicitor or surveyor. Please note that measurements are approximate only. Any internal photographs or floor plans are intended as a guide only. No responsibility is taken for any omission, error or mis-statement in the particulars.